App. F IX-4

Previous References

Later References

1953-54

File No. 27-53-

Serial Nos. 111 112

To be destroyed after

GENERAL AND REVENUE SECRETARIAT

Serial No. 2

Part B for October 1953

SUBJECT

Building Byelaws framed by the Corporation City of Bangalore

WD 01003—GPB—10 000—15-6-1954

L 8483-6 dated 20 10 53

The Commr Bangalore Corporation (Shri Pinnaya)
Chief Engineer
Commissioner S.A.D.,
Auditor, Bangalore Corporation
Bangalore

Building bye laws

App F III —2]

General and Revenue Secretariat | File No 1939/ml of 1953-54

Serial No

From

The Commr, Bhopal Corporation

No A 1-C/15-52 53 Dt 18 6 53

Forwards for sanction the draft of the above bye-laws

—

The draft bye laws are scrutinised the following points require consideration

(i) Bye law no 3 Every person giving notice of his intention to construct or reconstruct is required to submit a copy of the title deed This appears to be beyond the purview of the bye-laws

(ii) Bye-law no 4 This deals with the licensing and the levy of fees This it may not be appropriate to include licensing provision in the bye laws

(iii) Bye-law no 5 This appears to be a mere repetition of bye law no 1 (vi) The retention of this clause requires consideration

(iv) Bye-law no 6 This is analogous to bye-law 1 (viii) and seems a repetition the retention of this also requires consideration

Note —Cont Sheet

Building bye-laws

644/53 54 File No 1939/Srl of 1953 DP

General and Revenue Secretariat

Serial No

(v) Bye-law no 9. This is an omnibus provision which gives the Commissioner wide powers and discretion it is perhaps better that all the conditions are specifically stipulated in the bye-law itself

Bye laws 7 and 20 the two deal with the same matter and appears to be a repetition

2) The file may be referred to the Law Secretary for further scrutiny and remarks the draft appears to have been based on the Madras model and the bye-laws in force in the Ostakhile city Mly

3) Jt orders

4) Hereunto be referred to Law Secy

Sd/9/7/53

Secy dept

3063 14 JUL 1953

5) for remarks

Law Secy

6) 19/7

SECRETARY TO GOVERNMENT 3760 21 JUL 1953 LAW DEPARTMENT

7) Regd 21/7/53

for Secy 21/7/53

LEGISLATIVE DEPARTMENT 21 JUL 1953 GENERAL SECRETARIAT

WD 01401—GPB—40 000—18 10 53

Building Byelaws framed under the Corporations Act

644 / 1939

8) The draft Byelaws are in order.

Law Secy) 9) 25/8

18/8/53

Mas 258 53

Secretary - L S G) 10) 4/9/53

4870

5083

5 S

1) May be affd

5/9

Minister SG)

12) Affd

13/9/53

1419

OFFICE OF THE MINISTER FOR PUBLIC HEALTH & LOCAL SELF GOVERNMENT

No 2976

6332

14 SEP 1953

Dept Go as prep for approval

16/9/53

16/9/53

Issue

2919

To

G O No L 8483 G/C of 27-53-42 of 20 10 53

Sanctions the byelaws

To

1) The Commissioner CCB

2) C E of Tasks

3) Controller, S B D

4) Auditor C.C B

B - 22 16/53

23/9

CORPORATION OF THE CITY OF BANGALORE

No A-1-C/15-52/53
Dated 18th June

CORPORATION OFFICE
BANGALORE
Dated 18th June 1953

FROM

K HENJERAPPA, ESQ, B A B L
COMMISSIONER
CORPORATION OF THE CITY OF BANGALORE,
BANGALORE

TO

The Secretary to the Government of Mysore,
Local Self Government Department,
Bangalore

C n 27-53-111

SIR,

SUBJECT BUILDING BYE-LAWS

I enclose three copies of draft byelaws framed under sub-section 4 of section 240 and clauses (a) & (b) of sub-section (12) of section 367 of the City of Bangalore Corporation Act 1949 for the regulation of building etc All the conditions precedent to making of byelaws as prescribed in section 371 of the said act have been fullfilled - vide statement attached As no suggestions and objections have been received, the Corporation at their meeting held on 5th June 1953 have approved the drafts (vide copy of the resolution enclosed) In the circumstances I request that the Government may be pleased to sanction the said byelaws under section 370 of the Corporation Act

Forwarded with compliments

(P Hanumanthiah,)
MAYOR

Yours faithfully,

(K Henjerappa,)
COMMISSIONER

TNL/-
13/6/53

3

Order No L 84836/20-10-53

In supersession of Residents Notifications No 1659/39 dated 10 10 39 and No. 1879-43 dated 27 1 44 sanction is accorded ~~to~~ under Sec 370 of the Corporation Act to the byelaws referred to above as appended to this order

The Commr is requested to arrange for the concurrent publication in the official gazette of the byelaws in English and Kannada, as required by Sec 373 of the Act

29/9

for L S G Secy

for Commr 16/9/5

List of Enclosures

To

1) The Commr C C B (through the Mayor)

2) C E of Works

3) Comptroller S A D

Copied by Auditor C C B

Examined by

iv The plan of the proposed building shall be submitted in triplicate drawn on tracing cloth to a scale of not less than one inch to eight feet and showing—

a) The plan of the ground floor and of each floor with sections and elevations on the same scale

(b) The levels of the foundations and the lowest floor or plinths with reference to the level at the centre of the adjacent roads or streets and the level of the site

(c) The depth and thickness of foundations

(d) The height and thickness of the plinth or basement walls and the walls above the plinth

( ) The thickness of the floor or floors and the dimensions and structure of the roof

(f) Dimensions of all doors windows and ventilator

(g) The position of the line or frontage of the proposed buildings with reference to the adjacent side drain of the street or road which the building faces or if there is no such drain with reference to the central line of the street or road

(h) Where the proposed construction is for the addition of any subsequent floor over an existing structure a certificate of soundness of the foundation and the existing structure by a licensed surveyor shall be furnished along with the application if so desired

( ) In case the proposals is to subdivide an existing property the whole property must be shown and the proposed dividing wall and work shown in different colours Sanction or refusal of a subdivision will be with the Commissioner who shall consider the sizes of neighbouring properties and possibility of arranging suitable amenities to each portion and will not be bound to give effect to any registered deed or partition deed

5 Further information and specifications —

(1) The annual Corporation Tax Rs

(2) Total area of the site Sq ft

(3) Total area of the existing and proposed building Sq ft

(4) Total maximum height of the building above the centre of road or street abutting the proposed building ft

(5 Width of such street or road at the extreme ends of the building ft

(6) Level of site at its lowest above the road level

below the road level abutting it ft

(7) Nature of foundation—made up soil

natural soil

(8) Height of basement or plinth above road or street level ft

(9) Material to be used in foundation & walls

(10) Material to be used for frame and covering the roof

(11) Height of invert of drain of latrine above the Corporation drain if it abuts ft

(12) Height of invert of drain of bathroom above the Corporation drain if it abuts

(13) Height of invert of kitchen drain above the Corporation drain if it abuts ft

3

Order no L 84836 / 20-10-53

In supersession of Residents' Notifications no 1659/39 dated 10 10 39 and No. 1879-43 dated 27 1 44, sanction is accorded under Sec 370 of the Corporation Act to the bye laws referred to above as appended to this order

The Commr is requested to arrange for the publication in the official gazette of the bye-laws in English and Kannada as required by Sec 373 of the Act

Sd/- 29/9

for L S G Secy

for 16/9/5

List of Enclosures

To

1) The Commr C C B (through the Mayor)

2) " C E of Works

3) Comptroller S & D

Copied by Auditor C C B

Examined by

Bye-laws for the regulation of building and for determinin the information and plans to be submitted with application to build

---

1	Date of the Mysore Gazette in which the draft of the proposed bye-law was published by the Corporation	1st January 1953
2	Name and date of the respective local newspapers in which the draft of the proposed bye-law was published	Daily Post on 20th December 1952 Prajavani on 21st December 1952
3	The date on which the draft of the proposed bye-law was further proceded with by the Corporation after publication	5th June 1953
4	The period during which the printed copy was kept at the Municipal office for inspection by public with reference to dates	From 25th December 1952 to 6th May 1953
5	Were printed copies of the draft available for sale to persons requiring them	Yes
6	Whether the bye-law is intended to supersede the existing bye-law on the subject and if so, the number and date of the notification under which the existing bye-law was issued	Yes - Byelaw No 2 Chapter III Building - (Civil Station byelaws pages 51-56
7	Copies of the existing bye-law on the subject may be enclosed in each case with copy of the bye-law framed by the Corporation of Madras, if any	Copy of the Civil Station Byelaw was already sent

J C Iyengar
Commissioner
Corporation of Bangalore
13/9

[illegible] at [illegible] adjourned [illegible] meeting of the [illegible] Corporation of the [illegible] held on the 5th June 1[illegible]

[illegible] Commissioner's note soliciting confirmation to the revised draft bye-laws for the regulation of buildings in the City of Mangalore, as no suggestions or objections have been received from the public so far, in response to the publication made in the local papers and the Mysore Gazette

Sri [illegible] Mangalroy [illegible] moved the following resolution -

"Resolved that the Commissioner's note soliciting confirmation to the revised draft bye-laws for the regulation of buildings in the City of Mangalore as no suggestions or objections have been received from the public so far, in response to the publications made in the local papers and the Mysore Gazette, be approved

Sri K Kannaiyiran seconded the resolution and it was passed

[illegible]
Mayor

Copy

[illegible]
For Commissioner

[illegible]
13/7/53

[illegible]

✓ L 8483-6/CM.22-53-112

20-10-53

Corporation of the City of Bangalore

No A I C 15/50 51 Bangalore Dated 17th December 1952

NOTICE

The appended draft bye laws for the regulation of buildings are published under Section 371 of the City of Bangalore Municipal Corporation Act 1949 for the information of the public The draft bye laws will be proceeded with as laid down in sub section (b) of Section 371 of the Act Printed copies of the bye laws are kept at the Municipal Offices (City and Civil Station area) for public information and all persons are permitted to peruse them during office hours free of charge Printed copies of the draft bye laws will also be sold to any person on payment of annas two per copy

K HENJERAPPA
Commissioner
Corporation of the City of Bangalore

Read with Section 385

Bye-Laws framed by the City of Bangalore Municipal Corporation under Sub Section (4) of Section 240 and Clauses (a) and (b) of Sub Section (12) of Section 367 of the City of Bangalore Municipal Corporation Act 1949 (Act LXIX of 1949) for the Regulation of Building and for Determining the Information and Plans to be Submitted with Application to Build

Read with Section 369

BUILDING SITES

1 No piece of land shall be used as a site for the construction of a building—

( ) if the Commissioner considers that the site is insanitary or that it is dangerous to construct a building on it

(i) If the site is within thirty feet of the highest water mark of a tank unless the owner satisfies the Commissioner that he will take such measures as will prevent any risk of the domestic drainage of the building passing into the tank

(i) If the owner of the building has not shown to his satisfaction on all the measures required to safeguard the construction from constantly getting damp

( ) If the [illegible] of the building the [illegible] for public

(iii) A site plan in triplicate in blue print or Ferro print or on tracing cloth and drawn to a scale of not less than one inch to 32 feet and showing—

(a) The north point
(b) The area to be occupied by the proposed building
(c) The position nature and use of all existing buildings thereon and of the proposed building and all appurtenant outbuildings
(d) The nature of the ground on which the proposed building is to be erected whether made or natural whether rock clay gravel sand or mixed as the case may be and in the case of made up grounds the time when it was so made up and the materials used in making it
(e) The position of latrines or privies and the proposed method of drainage
(f) The name if any or description of the adjacent road streets or lanes with the width thereof and the position use and number of storeys of the adjacent buildings giving the dimensions of the distance they are away from the road margin
(g) The purpose of the proposed structure or parts thereof
(h) The boundaries of the site with measurements
( ) The municipal number of the plot or premises if any and the name and number of the block and street or road in which the site is situated and if the site is in any approved layout the serial number of the site and the reference number of such approval
(j) Where the site on which the building proposed to be erected abuts a road the breadth of such road as measured between the outer edges of the drain if any and the line of buildings on both sides

Provided that in the case of buildings of less than Rs 500 in value it shall be sufficient for the site plan to show to the satisfaction of the Commissioner without scale the size of the proposed structure and its position on the site together with the position of the site with reference to adjacent buildings or site

(iv The detailed plan of the proposed building shall be submitted in triplicate on blue or ferro print or on tracing cloth drawn to a scale of not less than one inch to eight feet and showing

( ) The dimensions and purposes of the various rooms of the building—

wo h p wh h n th op n on of the Co porat on w ll wo nd the l g o s f l g of ny cla of p so i the v n ty th of

(v) If the te s not d a ed p o r y or i c p ble of be g v ell d a ed

(vi) If tl e site is a filled up tank o h s b en f lled up with o i sed for d pos t ng r bb h off nsive matter o sew ge unles the Health Off i has exam n d the s te and granted a certificat to the effect that it is f om a sanitary po nt of v e v f t to be bu lt upon

(v) If th build ig is to abut o i a stre t unl ss the ite s of such sh pe th it the face of the bu ld ng can be m d parallel to the l ne of the street or as nea ly parallel to the said line as the Com nissio er may allow

(vii) If the use of the said site is for the purpose of establi h ig a factory warehouse or vork pl ce which i i the opinio i of the Commissioner vill be a source of annoyance to the health a id well bei g of the inhabi tants of the neighbourhood

(x) If the plot has not l een app oved as a bu ld ng s te e thei by the Corporat on or the City Improv me t Trust Board o by Goveinmei t o situated in ny l y out either formed or approved by the Corporat on or City Improvement Trust Board

Prov ded that any person aggi eved by the d c s on of the Com mi sio r may within thirty day of the d ite of such commun cat o i of the d cision appe l to the Stand g com n ttee who e dec on shall b final and b d i g on the ap l i i l

NOTICE TO BE GIVEN

2 ( ) Every own r of land o i bu ld ng intend g to co s ct e o tr ct any bu ldi g or well o hut shall g ve n t c th n the n can ng of sect o is 244 2 o i 36 of the City of Mu ci pal Corporat ôn Act 1949 of h s ite tion to the Co ni ssioner accord ng to the form appended to these Bye laws

Bangalore

(b) The power of s ictio i ig or refu ing to sanctio such bu lding shall be exe c sed by the Co n iss oner

(c) The Commiss oner m ay refu e p rmission for the use of a si e for the construction of a building fo any specified pu rpose if he is satisfied that its u e w ll be ~~determined~~ detrimental to the healt i a i d com fort of the locality

PLANS TO BE FURNISHED

3 Every peiso i giving such notice shall subm t therewith the following —

(i) A copy of th title deed of th site on wh ch the construction or reco istruction is proposed if called for

(ii) A challan for p yment into the Corporation Treasury of the fees as sp c fied in bye law No 4 below

(b) The plai of the ground floo a d of e ch floor w h ect o a d el vat ins o i th a ne sc le

(c) Il e lev l of the fou iations a d m lo t fl o o pl ths v th referenc to tl l v l t th c t e of the adj icent o ds or street a d tl lev l of he s te

(d) Il e depth a id thickness of fo id tion

(e) The he ght and thickness of th plinth or b se i n walls a d of the wall above th plinth

(f) The th ck ness of the floor or floo s nd the di nnen sions and structure of the roof

(g) D mensions of all doors wi dows ai d ven ilato s

(h) The position of he l ne or f ontag of th p opos d buildings with ref ence to th adj icent b ldi g s de d ain of the street o i ro d h ch tl e build ng faces or if there is no such sid -d a n w th refer c to th ce it al l ne of the st eet or i oad

( ) Wh re the propo d construction s fo the addit on of a y s bseq e t floi over a i exi ti g s ructure a ce tificate of o d ess ot th fou d t on a d the ex st ig stic u e by a qualified eng er sh ll be fi nish d alo ig w th the applicit o if so d sired

( ) In case th p ro o il is to s bd vid a i exi ti g pro p rty the whole p op rty must l e shown a d th p oposed dividi g will sho v i i diff en colo ir

(l) The positio i of a id El ctr c pply l ies under g o d pipe l ies a d v at r supply l i s if a y

(l) Th p p l n tl od ~~and manage~~

(v) Th Pla of eve y bu ld g of no th i ks 500/ i val e l ll b acco npa d by a p c fication howi g the n t ca d desc i t on of the m t r ls to b used i th co istruct on of the var ous p it tl reof i cl d ng the d mensions of all beams colum s posts p ll i s bi s ers trusses etc

(vi) W th the plan of every build ng cost ig over Rs 5 000/- a id in every c se where reinforced co crete co istruct oi is proposed to be emi loy d a cert fc te that the plan has been dra n by or scrut nis d by q lif d e ig ne r shall be furnished on the plai

(vi) COLOUR ON PLAN

Every plan oi amended p l n shall be coloured w th fixe l co lours as follows —

SITE PLAN —Proposed work—red

Existing work—black i tra c ig clo i and wl te or g cy or ieutial tint i i l lue or ferro print

Exist ng work—yellow

to be removed

DETAIL PLAN—Proposed work—red
Existing work—black in tracing cloth and white or grey or neutral tint in blue or ferro print
Existing to be removed—yellow

At the bottom of the plan it shall be shown clearly as to what each colour indicates

LICENSE FEES

4 (a) Every person intending to construct or reconstruct any building within the meaning of sections 44 250 or 260 of the Act shall tender together with the notice mentioned in bye-law No 2 a challan for having paid into the Corporation Treasury the necessary licence fee in respect of such building at the rate of Re 1/- for every one hundred square feet or part thereof of the ground floor and any mezzanine floor below ground floor and at the rate of Re 0 8-0 for every one hundred square feet or part thereof of the subsequent top floors If sanction is refused license fee will be refunded on an application to the Commissioner

(b) Every application for renewal of license within the meaning of section 260 or 261 of the Act shall be accompanied by a challan for having paid Rs 2/- for each renewal to the Corporation Treasury

Provided the application for renewal is made within the period of expiry If application is made after the expiry of the period full licence fee as per bye law No 4 (a) will have to be paid

(c) For every 100 ~~square~~ feet or fraction thereof of compound wall a licence fee of Re 1 shall accompany each application

(d) For every structural alterations proposed to be carried out to any existing structure such as chajja roofing insertion of doors and windows partition walls etc a challan for having paid into the Treasury Rs 2 shall accompany every application

(e) Every licence granted under sections 244 250 or 260 of the Act shall be kept in force so long as the work is continued to progress by a licence fee of Rs 2 per year in the case of buildings and Re 1 per half year in the case of huts or walls If the work is continued without renewal notwithstanding the proviso that the work has been commenced within the period of the currency enumerated in section 250 or 260 of the Act such construction shall be deemed to have been constructed without permission within the meaning of Section 264

5 PROHIBITION OF CERTAIN SITE

No foundation of a new building intended for human occupation shall be constructed on a site which has been filled up with or used as a place for depositing exrementitious matter or the carcasses of dead animals or other filthy or offensive matter until such matter [illegible] properly made to the satisfaction of the Health Officer [illegible]

PROVISION FOR FA[illegible] ETC

[illegible]

In the case of sites which are likely to cause by virtue of their location dampness of the flooring proper precautions for drainage of sub soil water and to render the flooring free from damp by any of the conventional methods shall be adopted

13 CHIMNEY

(1) All heating and cooling appliances burning solid liquid or gas fuel shall be connected to and have their products of combustion removed by a chimney or flue

( ) Every person erecting a chimney shall so construct it that the upper outlet shall be at least four feet higher than any part of the building within 9 feet horizontal radius of the chimney and the chimney shall be so constructed that it shall not be a source of inconvenience and nuisance to any existing portion of an adjacent building which is used as living rooms

(3) Every such chimney shall be properly capped with brick stone cast iron or concrete or other approved incombustible and weather-proof material

4 HEIGHT OF THE ROOMS

(a) The height of every room intended to be inhabited in a building shall be not less than eight feet from the floor to the ceiling provided however that a room in the roof which acts as an access to the terrace from the staircase may be of a minimum height of 6' from the floor to the ceiling

In the case of roofs with a slope whether it be of Mangalore tiles asbestos cement or corrugated sheeting or Bengal terrace there shall not be at any point a height less than 7 -0 from the floor level to the bottom of the beams or bressemers carrying such roof

(b) AREA OF ROOMS

Every living room shall have a clear superficial area of not less than 80 sq ft This excludes bathroom lumber room store room corridors latrines flush outlatrines and verandahs only

1 VENTILATION

(1) Every room shall have windows or ventilators each not less than 2½ in width (other than roof-light or ventilators) opening directly into the external air and of a total area of not less than twelve and a half per cent of the floor area of the room or twelve square feet whichever is greater

Provided that where any door or doors of such room also open directly into the external air it shall be sufficient if the total area of such door or doors and of the windows and ventilators is not less than twenty per cent of the floor area of the room

(2) The condition prescribed by sub-rule (1) shall be deemed to be satisfied if the doors windows and ventilators referred to therein open instead of into the external air into a verandah

( ) The height of the eaves of which measured from the level of the floor there of is not less than six feet and the width of which not exceeding 8 feet

( ) When one or more of the whole of the length or to a unobstructed open space of width not less than eight

[illegible] ( ) sub-rule [illegible] and shall

[illegible]

PROHIBITION OF CERTAIN STRUCTURES

No foundation of any building and no chimney [illegible] shall be built up above the level of the adjacent filthy or offensive matter until the matter shall have been properly removed to the satisfaction of the Health Officer or [illegible] shall have been obtained

6 SPECIAL PROVISION FOR FACTORIES ETC

Every application for a factory workshop or work place in which it is proposed to employ steam power or electrical power shall be accompanied by a fee [illegible] for the purpose of section 244 of the Act and [illegible] the conditions of section 298 of the Act are satisfied and [illegible] obtained therefor

7 BUILDING NOT TO BE ERECTED ON A CORPORATION DRAIN ETC

No building shall be constructed over a Corporation drain sewer [illegible] or [illegible]

8 LOCATION OF THE BUILDING

In no new building or building whose frontage is proposed to be reconstructed shall the foundation of the external wall along the street be located less than 1 6 from the edge of the street or road including the drain

9 SPECIAL POWER OF COMMISSIONER

The Commissioner shall have power to impose in writing conditions regarding the location of the building on a site with reference to any street adjacent building or any other features such as power lines and the like either existing or projected and shall also have like power to impose conditions regarding open space height of buildings ventilation or materials to be used in the construction of the purpose to which the building or parts thereof are to be used

10 FOUNDATION OF WALLS

The footings of the walls and the pillars and the posts of the ground floor of the building proposed to be erected should rest on solid ground or upon a sufficient thickness of concrete or upon some solid and sufficient substructure as a foundation

Provided that where a solid rock is met with at or near the surface of the site of such building that is within three feet of the level of the base of the wall the footings may be omitted if the surface of the rock is properly cleaned and stepped or bedded and levelled to receive first course of masonry

11 PLINTH

The height of the plinth in the case of the buildings which are to be built abutting a street shall not be less than 1 6 above the level of the street on which it abuts and in the case of the buildings which are to be built away from a street it shall not be below such height as may be fixed by the Commissioner The steps if any should not be provided over the Corporation drain or land access to the property being had over slabs laid over the drain so as not to obstruct the same

Provided in cases where the general level of the site is not in a level with the road surface the height of plinth shall be one foot higher than the ground level immediately adjoining the plinth In special cases where the general level of the site is higher than the road level the Commissioner shall have power to impose conditions on the plans prescribing the location of the building and of any steps or stairs leading from the road to the proposed building

12 INSERTION OF DAMP PROOF COURSES

In the case of buildings which in the opinion of the Commissioner are likely to get or become damp on account of the high level of the subsoil water in the site it shall be lawful for the Commissioner to impose conditions for the insertion of damp-proof courses of any conventional design materials and workmanship

[illegible]

( ) The [illegible] of the floor [illegible] of not less than [illegible] feet and [illegible] width of which [illegible] not exceed 8 feet

( ) Which open is for the whole of its length or to an unobstructed open space of width not being less than eight feet

(3) Every open space referred to in clause ( ) of sub-rule ( ) shall be free and be kept free from any erection thereon and shall be open to the sky Balconies and chajja projections will be treated as built up area

Provided that a portico of reasonable dimensions may be treated as part of the open space for the purposes of these sub rules

(4) Stair Cases

Every staircase in newly erected or re erected building shall be of such design in respect of width length of flights landings tread and riser of each step hand railing etc as prescribed by the Commissioner

Fire Escape Stairs

The Commissioner shall prescribe in special cases where necessary the number and position of fire escape stair-cases and their design and materials to be used in their construction and protection on consultation with the District Superintendent of Police or the Chief Fire Officer in Bangalore

16 HEIGHT OF THE BUILDING

No person erecting or re erecting a building on a site which abuts on a street shall so construct it that any point of it is at a height greater than 1½ times the width of the street including drain and pavements immediately in front of it and any open space immediately in front of such building and in no case more than eighty feet

17 AERIAL PROJECTIONS

No person who builds lets or adds to a building within the [illegible] of Section 44 of the Act shall allow any part of his building temporary or permanent to project beyond the limits of his site so as to make it encroach upon or overhang any Corporation road or lane or the margin of the of any other Corporation land without the special permission of the Commissioner as contemplated in Section 233 of the Act

18 DRAINAGE OF ROOF WATER

All water spouts to drain off roof or other water will be led down to the ground touching the wall and shall not be so constructed as to discharge water to the inconvenience or annoyance of neighbours or passers by or to the damage of the Corporation property

Arrangements shall also be made to drain off all storm water from the site to the Corporation drain without causing any damage to it

19 PROHIBITION AND REGULATION OF DOORS AND WINDOWS ETC OPENING OUTWARDS ON CORPORATION LAND

1 No door gate bar ground floor window shall without a license from the Commissioner be hung or placed so as to open outwards upon any street

(2) The Commissioner may by notice require the owner or occupier of any premises to remove or alter any projection encroachment or obstruction situated against or in front of such premises and in or over any street or any public place the control of which is vested in the Corporation

20 PROHIBITION OF BUILDINGS OVER SEWER MAINS WATER MAINS AND UNDERGROUND ELECTRIC CABLE MAINS

No erection or re erection of a building shall be permitted over sewer mains water mains and underground electric cable mains

21 SEPTIC TANKS AND SOAKAGE PITS

Soakage pits shall only be constructed on soil certified as fit by and as per plans approved by the Engineering and Health Departments

2 DRAINAGE TO BE PROVIDED IN CERTAIN CASES

In localities where facilities for drainage and daily conservancy have not been provided no dwelling houses shall be constructed unless sufficient facilities for drainage and daily conservancy are provided by the owner to the satisfaction of the Commissioner

GARAGES

No garage intended for the storage of cars buses lorries etc shall be constructed or reconstructed within fifteen feet from the road edge

24 AREA OF SITE TO BE BUILT UPON

Area to be built upon and to be left unbuilt shall be in conformity with details hereunder given in this rule

Dimension of Site	Open Space in Front	Back	Sides
(1) 0 X 00	5	7	& 3
	Minimum open space to be left unbuilt in the site area 40/ Maximum space to be built upon in the site area 60/		
( ) 40 X 60	6	8	10 & 3
	Minimum open space to be left unbuilt in the site area 4 / Maximum space to be built upon in the site area 50/		
(3) 45 X 90	10	10	10 & 9
	Minimum open space to be left unbuilt in the site area / Maximum space to be built upon in the site area 50/		
(4) 40 X 40		7	10 & 3
	Minimum open space to be left unbuilt in the site area 01/ Maximum space to be built upon in the site area 49/		

N B —The percentage of open space to be left unbuilt at the front back and sides with respect to other sites not of the above categories will be the same percentages as that applicable to the area of the site nearest to the above categories

3 When any therein unit or in addition units are applied for in the application plans in duplicate of the proposed layout the dimensions of open space attached to each unit and approach road and other in the site must be first sanctioned The out of roads and laying of sewers and other lines must be paid by the applicant before sanctioned by the Commission

0 INSPECTION

All officers of Health Department of and above the grade of Sanitary Inspectors and all officers of the Corporation Public Works Department of and above the grade of Sub Overseers shall be competent to inspect buildings at all reasonable hours during the day

31 NOTICE OF COMPLETION OF BUILDING

Every person who shall erect a building shall within one month after the completion of such building deliver or send or cause to be delivered or sent to the Commissioner at his office notice in writing of the completion of such building

32 The Commissioner may permit temporary constructions in positions approved by him and with such material he may order on the applicant executing an agreement on a twelve annas stamp paper agreeing to remove the construction within a certain period or whenever the Commissioner may call upon him to do so

33 SPECIAL CONDITIONS IN INDIVIDUAL CASES

Notwithstanding anything contained in these bye laws it shall be within the discretion of the Commissioner to attach special conditions to individual cases provided that they are not inconsistent with the provisions of the Act

Every building shall have adequate fencing and no perishable or inflammable material used for the construction

In cases where the proposed structures are considered likely to mar the architectural beauty of the area the Commissioner shall have power to specify the quality or type of architectural feature to be adopted

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FORM A

(By -Law No 9)

One Anna Court Fee Stamp to be affixed Price one anna

CORPORATION OF THE CITY OF BANGALORE

(Works Department)

Application for approval of site and permission to construct a building under section 40 (4) 4 & 5 of the City of Bangalore Municipal Corporation Act 1949

To

The Commissioner

Corporation of the City of Bangalore

Bangalore

Sir

I beg to give you notice that I intend to construct/re or t/ It / 11 to the t ld g/w 11/1 ut n

		Chairman may empower ed to d s ch rens n s t s while g a t g p e r o r to bu ld n e ch c e				
(5)	80	120	30	8	15	£ 10
		Mi num open sp ce to b l ft u bu lt i th ai a 55% Mi um sp c to be bu lt po i the st a 145/				
(6)	100	1 0	40	10	20	& 1
		M i m m open s ace to be l ft u b lt in tl e s te area 5 / Maxi num sp ce to be bu lt u o i tl s t ne 45/				

N B —Tl e e cent ge of open s ace i front bacl and s d s i e p ct of other s te not of the abov cat go s w ll be the a ne pe ce tag tl at ppl able to the irea of the si nearest to tl e above cate go ies nd to le del ed cle ly by Co n ssion wh l g ti g p m s sions i each case

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Provided tl it this rule hall i t pply to b / i is v l r each case shall be dealt with on its mer ts

25 HUTS SHEDS OR RANGES

Every person who te ls to e ot h it l d o r s o blocks of l ut o sheds vhether the i a e to l e ed d ll or t bl s o fc a y oth r p r o e l ll h t ol t i tl e p ov l i of the Comm on r fo tl te fo the a d p po l h ll bm t t pl n i d p l te ho v ng—

( ) The loc t o of sl e l o ranges

(ii) The po t o i and bc o t baths p ivies l t cs d urinals and the m tho l of drainage

(iii) The materials to be isc l in the co tructio i of walls roof and floor

(v) The position of doo s wi dows and ventilators of each u nit

6 PROHIBITION OF MUD WALLS

W thin th Corporat on limits no walls of ny building h ll except with the permission of th Commiss o e b nide of m d alone

7 BUILDING PLOT TO BE LEVELLED

Th bu ldin plot of ev ry buildin shall be levelled in such a mai ner th it ra n wat r may rapidly drain off into a water cou se o Corporat on drain

8 GENERAL

No buildi g site shall be surrounded by a hedge of lantana, alo pricl ly pear or other objection ibl pl nts milk hedge o by a f c of b bed wire

t t/ lt / dd to t l t ld g/ ll/l t i

Street D v o i cco d e w th th provso of ct o 2 0 (1) 1 4 5 2 f d l f rd l e e with th follo g doc i nts

I eq c t tl t tl s te ay b p ov d i d tl t p e i o i y be accorded to ex cute tl e s d wo k

Sg tu

N me n l lo k l tte

A ld ess

DOCUMENTS PRESENTED WITH THIS APPLICATION

1 A copy of the t tle de d of tl e te o i wh ch the co t ct o is p oposed

i A ch lla i for paym it nto tl Corpo to i T e y a s i of Rs as pe deta ls b low

i A s te p l i m d p l cate d i i on ti c ig cloth to cale of o e ch to thi ty t vo feet a d sh w g —

(i) The a ea to b occu p i d by th p o p o s d l l i

(b) The p o ino n t e and i e of all the ex t ng buil ti gs h on and of tl e proposed building nd all ppurten a t out bu ldings

(c) Th ture of the g o d on wh h the p op ed b ld g st b e t d wh h m o t l wheti e clay g el s d o m xed s the cas m y be and i the case of made up g o nds the ti ne wh e i it was so made up and the mat r als u ed i m ki g it

(d) The pos t on of latrine or privies and the p o posed meti od of d ainage

(e) The name if any or des ript on of the adjace t roads st eets or lan s with the width the o th po ition use and the umb r of storeys of tl adjacent build ngs giving the dime sions of the d stance they a e away from the road margin

( ) The purpose of the proposed structur or pa ts the eof

(g) The number of the plot and the nam and umber of th block and st eet or road in which the land is situ ted and

(h) Where the building proposed to be e ct d abuts a road the breadth of such roads as meas red b tween the outer edges of the drain if any and the line of buildings on both sides

P ovided that in the case of buildings of le than R 500 n v lue it shall be sufficient for the site plan to show to the s tsf c i of the Commissioner without scale the size of the proposed b ldi g and its po ition on the la d together v th the position of th land with ef rence to adjace t buildings or lands

iv The plan of the proposed building shall be submitted in triplicate drawn on tracing cloth to a scale of not less than one inch to eight feet and showing—

a) The plan of the ground floor and of each floor with sections and elevations on the same scale

(b) The levels of the foundations and the lowest floor or plinths with reference to the level at the centre of the adjacent roads or streets and the level of the site

(c) The depth and thickness of foundations

(d) The height and thickness of the plinth or basement walls and the walls above the plinth

( ) The thickness of the floor or floors and the dimensions and structure of the roof

(f) Dimensions of all doors windows and ventilator

(g) The position of the line or frontage of the proposed buildings with reference to the adjacent side drain of the street or road which the building faces or if there is no such drain with reference to the central line of the street or road

(h) Where the proposed construction is for the addition of any subsequent floor over an existing structure certificate of soundness of the foundation and the existing structure by a licensed surveyor shall be furnished along with the application if so desired

( ) In case the proposals is to subdivide an existing property the whole property must be shown and the proposed dividing wall and work shown in different colours Sanction or refusal of a subdivision will be with the Commissioner who shall consider the sizes of neighbouring properties and possibility of arranging suitable amenities for each portion and will not be bound to give effect to any registered sale or partition deed

5 Further information and specifications —

(1) The annual Corporation Tax Rs

(2) Total area of the site Sq ft

(3) Total area of the existing and proposed building Sq ft

(4) Total maximum height of the building above the centre of road or street abutting the proposed building ft

(5 Width of such street or road at the extreme ends of the building ft

(6) Level of site at its lowest above the road level

below the road level abutting it ft

(7) Nature of foundation—made up soil

natural soil

(8) Height of basement or plinth above road or street level ft

(9) Material to be used in foundation & walls

(10) Material to be used for frame and covering the roof

(11) Height of invert of drain of latrine above the Corporation drain if it abuts ft

(12) Height of invert of drain of bathroom above the Corporation drain if it abuts

(13) Height of invert of kitchen drain above the Corporation drain if it abuts ft

Hanumanthappa 16/6

[illegible]